



ZONING BOARD MINUTES

6 PM | April 19, 2021

GENERAL

Members present: Jeff Sharp, Jimmy Shealy, Morgan Robinson, and Robert Drew. Staff present: Ashley Peterson

AGENDA

5:58 PM. Call to Order

Prayer by Jimmy Shealy.

ITEM 1. Review of March Minutes. Robinson motion to approve. Drew second. Unanimous.

ITEM 2. RZ059 for Smith Land and Cattle Company, Inc. has requested a rezone at 0 Centerville Road, also known as Tax Parcel 167 001, from A2 (General Agriculture) to A1 (Intensive Agriculture) in order to construct a Poultry Stackhouse. Presented Staff Report. Hill mentions that it appears the applicant is not willing to rezone a smaller portion of the property. Hill states that she does not agree with rezoning the entire parcel for one Stackhouse. Sharp suggests that the Zoning Board could propose a condition limiting the allowable construction to Stackhouses. Sharp also states that the Board has not seen any other applications like this in the past because there are usually poultry houses on the property, too. Sharp and Shealy agree that a Stackhouse would be better than dumping litter directly on the land. There was a comment from the crowd. Sharp addressed the public and informed them that the Zoning Board meeting are not the place to comment. Robinson asks Hill for her thoughts. Hill informs the Board that she would feel more comfortable with a condition for the one proposed Stackhouse to be built. Hill also states she has a level of distrust for rezoning 700 acres for one Stackhouse. Sharp states that no matter the Board's decision the sludge dumping will more than likely still happen until the State changes the law. Robinson asks if the applicant would still be able to store litter on the ground even if this application were to be approved. Sharp and Shealy state that they are unsure of an answer for that question. Sharp states you can store litter on the ground as long as it is covered. Shealy also confirms that is easier to store it in a Stackhouse than it is to cover it. Robinson does state that she thinks that the applicant has not been the best neighbor, but the application fits with the Comprehensive Plan. Robinson motion to approve with a condition to allow for only the construction of the proposed Stackhouse. Shealy second. Vote 3-2. Motion passes.

ITEM 3. RZ060 for Smith Land and Cattle Company, Inc. has requested a rezone at 0 Centerville Road, also known as Tax Parcel 149 009C, from A2 (General Agriculture) to A1 (Intensive Agriculture) in order to construct a Poultry Stackhouse. Shealy motion to approve with a condition to allow for only the construction of the proposed Stackhouse. Robinson second. Vote 3-2. Motion passes.

ITEM 4. RZ061 for Scott Haines, on behalf of Bajan Properties, LLC, has requested a rezone at 0 Hargrove Lake Rd, also known as Tax Parcel 009 194B, from B3 (General Business) to R1 (Single Family Residential) in order to develop a Major Subdivision. Presented Staff Report. Sharp asked if the 16' paved drive would be up to code. Staff informed the

Board of the relevant code sections. Sharp confirms that the drives would stay private in perpetuity. Hill asks if there was any public comment. Staff informs the Board that there was not. Discussion about the current zoning being commercial when the surrounding zoning designations and density is primarily residential. Hill states that the residential use would make more sense in the area. Hill voices a small concern about no written capacity letter from the City of Arnoldsville for water supply. The applicant confirms that they talked to the Spearings, and due to the close proximity to the water tower, it would not be an issue. Sharp asks the applicant if anyone has looked at the sightlines for the driveways. The applicant confirmed there is adequate distance between each drive to allow for good visibility. Hill asks about the speed limit on this stretch of Hargrove Lake Road. IT is confirmed that it is 45 mph through this stretch. Hill motion to approve. Robinson second. Unanimous.

ITEM 5. VA013 for Scott Haines, on behalf of Bajan Properties, LLC, has requested a variance at 0 Hargrove Lake Rd, also known as Tax Parcel 009 194B, for the purpose of using Hargrove Lake Road for driveways for a Major Subdivision under Section 1103.09(a)(3). Robinson motion to approve. Drew second. Unanimous.

Meeting adjourned at 6:26 pm.

PROCEDURE

1. Zoning Board Meetings are conducted as Open Meetings under the Official Code of Georgia §50-14.
2. Meetings may be recorded.
3. Staff will describe the applicant's request.
4. Zoning Board will recommend one of the following actions: Approval, Approval with Conditions, Table or Deny.
5. Zoning Board will have 60 days or two regular meetings, whichever is greater, from the date the application is officially received to submit a recommendation to the Oglethorpe County Board of Commissioners.